

11.0 LAND USE & PLANNING

11.1 INTEGRATED PLANNING ACT 1997

The *Integrated Planning Act 1997* (IPA) allows for two planning processes to be used to facilitate the proposed development. The following section provides an overview of each planning process, being:

- Integrated Development Assessment System (IDAS); and
- Ministerial Designation Process.

11.1.1 IDAS

The Integrated Development Assessment System (IDAS) outlined in Chapter 3 of the *Integrated Planning Act 1997* provides a clear description of the Development Application Process to be used by Local Government in the assessment of Development Applications. If the project were to proceed under IDAS, it would trigger Impact Assessment. Therefore the Local Authority under Section 3.5.5 of the *Integrated Planning Act 1997* would undertake the assessment, having regard to the following:

- a. *the common material;*
- b. *the Planning Scheme and any other relevant local planning instruments;*
- c. *if they are not identified in the Planning Scheme as being appropriately reflected in the Planning Scheme –*
 - (i) *State planning policies, or parts of State planning policies; and*
 - (ii) *for the Planning Scheme of a local government in the relevant are of a State planning regulatory provision – the provision; and*
 - (iii) *for the Planning Scheme of a local government in a designated region – the region's regional plan;*
- d. *any development approval for, and any lawful use of, premises the subject of the application or adjacent premises;*
- e. *if the assessment manager is not a local government – the laws that are administered by, and the policies that are reasonable identifiable as policies applied by, the assessment manager and that are relevant to the application;*
- f. *the matters prescribed under a regulation (to the extent they apply to a particular proposal).*

The Integrated Development Assessment System provides a four (4) stage process. Accordingly as all Development Application have different requirements and levels of complexity, not all stages of the Integrated Development Assessment System or steps within each stage are applicable to all applications.

- Stage 1 – Application Stage;
- Stage 2 – Information and Referral;
- Stage 3 – Notification; and
- Stage 4 – Decision.

As the project would be Impact Assessable under IDAS, any submitters who make a properly made submission during the Notification Stage obtain appeal rights and have the ability to appeal the decision in the Planning and Environment Court.

Type of Proposed Development

The project is defined as a Material Change of Use under Section 1.3.5 of the *Integrated Planning Act 1997*, which is defined as:

- a. *generally –*
 - (i) *the start of a new use of the premises; or*
 - (ii) *the re – establishment on the premises of a use that has been abandoned; or*
 - (iii) *a material change in the intensity or scale of the use of the premises; or*
- b. *for administering IDAS under the Environmental Protection Act 1994 for environmentally relevant activities (other than for a mining activity, a chapter 5A activity or a mobile and temporary environmentally relevant activity) –*
 - (i) *the start of a new environmentally relevant activity on the premises; or*
 - (ii) *an increase in the threshold of an environmentally relevant activity on the premises; or*
 - (iii) *the re – establishment on the premises of an environmentally relevant activity that has been abandoned; or*
 - (iv) *a material change in the intensity or scale of an environmentally relevant activity on the premises.*

11.1.2 Ministerial Designation

Section 2.6 of the *Integrated Planning Act 1997* provides a clear description of the process required for a Ministerial Designation. The purpose of this EIS is to identify and outlined matters to be considered by the Minister for Natural Resources, Mines and Energy and Minister for Trade.

Matters to be considered

Section 2.6.7(1) and 2.6.7(2) of the IPA outline the matters which should be considered, as follows:

2.6.7(1)	<i>Before designating land, the Minister must be satisfied that, for the development, the subject of the proposed designation –</i>
a.	<i>adequate environmental assessment has been carried out; and</i>
b.	<i>in carrying out environmental assessment under paragraph (a), there was adequate public consultation; and</i>
c.	<i>adequate account has been taken of issues raised during the public consultation; and</i>
d.	<i>for land to which section 2.6.5A applies – adequate account has been taken of the approved development scheme mentioned in that section.</i>
2.6.7(2)	<i>The Minister must also consider –</i>
a.	<i>every properly made submission under (4); and</i>
b.	<i>each relevant State planning policy; and</i>
c.	<i>for land in a designated region – the region's regional plan; and</i>
d.	<i>for land in a relevant area for a State planning regulatory provision – the provision; and</i>
e.	<i>for land in a declared master planned area – and master plans for the area;</i>
f.	<i>and each relevant Planning Scheme.</i>

An assessment of the proposed development against Section 2.6.7(1) of the IPA has been provided within the EIS. An assessment of the proposed development against Section 2.6.7(2) of the IPA has been provided within this document and is summarised below:

Properly made submissions under Section 2.6.7(4)

The project has not reached this stage in the process. Upon submission of the request for community designation, a written notice of the project will be provided to the owner of land to which the proposed designation applies and the Western Downs Regional Council.

State Planning Policies

An assessment of all relevant SPP's is provided in Section 11.6 of this report.

Regional Plan

An assessment of all relevant Regional Plans is provided in Section 11.5 below.

State Planning Regulatory Provision

The site is not located within a State Development Area and as such is not subject to a State Planning Regulatory Provision.

Master Plans

The site is not within a declared master planned area.

Planning Scheme Provisions

An assessment of all relevant Planning Scheme Provisions is provided in Section 11.2 below.

Type of Proposed Community Infrastructure

The use of the subject site for an electrical substation is defined as Community Infrastructure under Schedule 5 of the *Integrated Planning Act 1997*, and as operation works under the Electricity Act 1994, which are defined as:

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|---|
| <ul style="list-style-type: none"> a. <i>for a generation entity – the generating plant, fuel stocks, electrical and other property used for generating electricity or connecting supply to a transmission grid or supply networks; or</i> b. <i>for a transmission entity – the transmission grid and other property used for operating or managing the transmission grid; or</i> c. <i>for a distribution entity – the supply network and other property used for operating and managing the supply network.</i> |
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Powerlink Queensland is considered to be transmission entity. According the provision of a 275kV/500kV Substation and associated works are considered to be Operation Works, and is Community Infrastructure under Schedule 5 of the *Integrated Planning Act 1997*.

11.1.3 Reasons for Proposed Designation

The provision of a 275/500kV Electrical Substation is considered to satisfy the designation provision described in Section 2.6.2 of the *Integrated Planning Act 1997*, where land may be designated for Community Infrastructure only if the designator is satisfied the Community Infrastructure will:

- | |
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| <ul style="list-style-type: none"> a. <i>facilitate the implementation of legislation and policies about environmental protection or ecological sustainability; or</i> b. <i>facilitate the efficient allocation of resources; or</i> c. <i>satisfy statutory requirements or budgetary commitments of the State or local government for the supply of community infrastructure; or</i> d. <i>satisfy the community's expectation for the efficient and timely supply of the infrastructure.</i> |
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The proposed substation is considered Community Infrastructure that would satisfy item (d) above, as Powerlink Queensland have identified the need to construct a new substation to provide a more reliable electricity supply throughout Southern Queensland.

The test for qualification under Section 2.6.2 of the *Integrated Planning Act 1997* is to ensure that designated Community Infrastructure is planned and justified in terms of being beneficial to the public. For the benefit of public accountability, the consideration of the matters under Section 2.6.2 of the *Integrated Planning Act* should be a deliberative and recorded action. Table 11.1 at the end of this section provides a summary of Town Planning requirements.

11.1.4 Comparison of Planning Processes

The primary area of difference between the Ministerial Designation Process and the Integrated Development Assessment System Process is that the proposed substation is not subject to the provisions of the Planning Scheme for the former Chinchilla Shire as part of the Ministerial Designation.

The Ministerial Designation Process allows for the assessment of the development without the requirements associated with the preparation, lodgement and management of a Development Application under the IDAS process.

The Ministerial Designation Process is preferred as it would streamline the planning process enabling the timely commencement of infrastructure that will meet the growing demand and demonstrated need within the Western Downs Region.

Furthermore, as a function performed under the *Integrated Planning Act 1997*, the proposed designation is still required to complete a through assessment against the Planning Scheme provisions, including public notification prior to designated by the Minister, as well as manage the effect of the development on the environment during the process.

11.2 EXISTING ENVIRONMENT

11.2.1 Current Landuse

The site has historically been predominantly used as a grazing enterprise with a small date plantation also present near the existing house. All grazing stock are currently removed from the site. Apart from the existing house, the study site also has four farm dams and remnants of an irrigation system at the date palm plantation. Boundary fences are also in place.

11.2.2 Planning Scheme

The study area is located within the municipal boundaries of Western Downs Regional Council. On 15th March 2008, Western Downs Regional Council was formed with the amalgamation of Wambo, Dalby Town, Chinchilla, Murilla, Tara and Taroom Shire.

Prior to the amalgamation the study area was situated within Chinchilla Shire. The study area is subject to the *Chinchilla Shire Planning Scheme* ("the Planning Scheme"). The *Chinchilla Shire Planning Scheme* is an IPA compliant Planning Scheme.

Overview / Structure

The *Chinchilla Shire Planning Scheme* is similar in structure to the majority of Planning Schemes prepared under the IPA. The Chinchilla Shire Planning Scheme is structured in the following manner:

1. Strategic Designation ;
2. Zones;
3. Zone Codes; and
4. Planning Scheme Policies.

This section of the report outlines the processes of the Chinchilla Shire Planning Scheme and other mechanisms that are useful in Planning Scheme interpretation.

Use Definition

The *Chinchilla Shire Planning Scheme* provides a number of definitions to provide an explanation of the meaning of terms used in the scheme and for use to assist the community in understanding development proposals. The definitions are contained in Part 2 the Planning Scheme.

The proposed substation would be defined as a “*Public Utility*”, which is:

Public Utility - means “premises” used for a waste landfill site, the supply of water, hydraulic power, electricity or gas, or provision of telephone, sewerage, postal or drainage services or the provision or maintenance of roads or traffic controls or railways or railway corridors.

Level of Assessment

Section 4.1.2 of the *Chinchilla Shire Planning Scheme* nominates the level of assessment for uses established in the Rural Zone. In accordance with Section 4.1.2 of the Planning Scheme, a “Public Utility” is “Code Assessable” development.

Strategic Designation

Part 3 of the Planning Scheme outlines the Strategic Direction for the former Chinchilla Shire Council area and is summarised into 3 Desired Environmental Outcomes (DEO), being:

1. The Natural Environment;
2. Economic Development; and
3. Community and Services.

Natural Environment

In Chinchilla Shire, ecological systems (including the Condamine River, its tributaries and floodplain) and the natural environment, items and places of cultural heritage significance are protected and enhanced by development:

- *Development is managed to minimise the adverse impacts on air and water quality, to prevent land degradation, loss of habitat and biodiversity and to protect riparian areas.*
- *Significant areas (including the condamine river) and areas and items of cultural significance (including areas along water courses) are identified to ensure their environmental and landscape values and historic significance are protected and enhanced through compatible development.*

As demonstrated throughout this report, consideration has been given to the proposal and the potential for impacts upon the study area. It is acknowledged the study area has previously been used for grazing purposes and has been disturbed as a result of this and other agricultural activities.

Given the project will establish a substation on the site, it is anticipated the project is unlikely to have a significant impact upon air and water quality (see Sections 6 and 7). From a vegetation perspective, it is proposed to retain as much of the existing vegetation as possible (see Section 10). The site is also isolated from any riparian corridors and therefore no mitigation measures are required in this regard.

Consideration has also been given to the potential cultural heritage values of the study area. As outlined in Sections 17 and 18 of this report, no non-indigenous cultural heritage values have been identified for the site.

Based on the above, the project will not compromise the associated Natural Environment DEO through the endeavours to minimise the potential impacts of the proposal on the natural environment of the study area.

Economic Development

The economy of Chinchilla Shire is enhanced and diversified through sustainable use of natural resources (including soil, extractive and mineral resources) and through a diverse range of other economic activities that respect the hierarchy of the urban centre and the small towns:

- *The planning scheme reinforces and consolidates the role of Chinchilla as the principal place for business, industry and commerce within the shire.*
- *The local service roles of the towns of Brigalow and Kogan are protected and enhanced.*
- *Productive rural land (such as the Condamine floodplain), rural industries and natural features (including mineral and extractive resources) are protected to reflect and enhance their continued economic potential and viability.*
- *The industrial areas in chinchilla are consolidated and protected to ensure their role as the key areas for industrial activity is reinforced.*

The emphasis of this DEO is to promote economic diversity, particularly through the sustainable use of the natural resources of the former Chinchilla Shire. In promoting economic diversification, the existing townships are not to be adversely affected.

The project is considered to satisfy this DEO on the basis the development:

- Is for a substation and will not affect the role of Chinchilla as a principal place of business;
- The proposal will not affect the role of Brigalow and Kogan as townships. These townships are anticipated to benefit from the employment generated from the construction and ongoing management/maintenance of the substation; and
- The substation will occupy land previously used for agricultural purposes, but is required to meet the ongoing and increasing demand for electricity in the network. The project is unlikely to effect the continuation of agricultural activities on adjoining land.

Community and Services

Development in Chinchilla Shire reflects community expectations and needs, and contributes to community well-being through enhancement of core community elements (including the built environment, services, facilities and infrastructure):

- *The settlement pattern is logical and sequenced and the built environment contributes to the overall rural amenity and character of chinchilla shire.*
- *People are connected to public spaces (including recreational areas) and community services through an appropriate land use structure and the provision of infrastructure, particularly within the urban centre and small towns of the shire.*

- *Development contributes to the health and safety of people and provides a diverse range of housing types, services and facilities.*
- *Infrastructure (including water, sewerage and roads) reflects community expectations and needs, achieves engineering and environmental standards and is provided in an orderly and logical sequence to ensure cost effectiveness.*

The proposal satisfies the DEO with respect to the provision of infrastructure to meet the needs and the expectation of the community. As discussed within this report, the provision of this substation will be established so as to meet engineering standards and minimise the potential for environmental impact. The balance of the matters raised in the DEO is not applicable to this project.

Zoning – Rural Zone

Under the *Chinchilla Shire Planning Scheme*, land is allocated a specific zone in order to identify the predominant, preferred or existing land uses for that area. Each respective zone has a Planning Scheme Code associated with it to govern and influence development. The proposed study area is located within the *Rural Zone* of the *Chinchilla Shire Planning Scheme* and any proposed development within this zone is to comply with the provisions of the *Rural Zone Code*.

In accordance with section 4.1.3.3 of the Planning Scheme the intent of the *Rural Zone* is as follows:

within the Rural Zone, “development”:

- (a) *Maintains the environment, including soil, air and water, compatible with healthy natural systems and ensures public health and safety;*
- (b) *Protects good quality agricultural land (GQAL) from fragmentation, alienation or encroachment of incompatible land “uses” in accordance with state planning policy 1/92 – development and conservation of agricultural land;*
- (c) *Is located, designed and operated in a manner that protects and enhances the predominant rural scale, intensity, form and character;*
- (d) *Maintains the rural amenity;*
- (e) *Does not prejudice or impact adversely on other “uses” including those within other “zones”;*
- (f) *Does not prejudice extractive or mining resources;*
- (g) *Has an appropriately designed access to the road network, and traffic generated by the development does not impact adversely on the local road network;*
- (h) *Protects areas and sites of conservation importance, including cultural and high landscape values;*
- (i) *Is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure;*
- (j) *Maintains the integrity of the condamine flood plain;*

- (k) *Is located and designed in ways that minimise the need for flood, bushfire and landslide mitigation, and to protect people and premises from such natural events;*
- (l) *Has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the “use”; and*
- (m) *Does not impact adversely on infrastructure.*

The intent for development within the *Rural Zone* does not directly contemplate the establishment of substations or public utilities in this zone. Ultimately, development that occurs within the *Rural Zone* is to ensure the continued maintenance of a high level of amenity through the protection of environmental processes. It is important to note that:

- The project has been located and designed to minimise the environmental impact in accordance with Australian Standards;
- The site is not mapped by Council as Good Quality Agricultural Land (see Section 5.3.1.6 and Figure 5.3);
- The project will be limited to the Project site and is not anticipated to alienate agricultural uses from the adjoining allotments; and
- The project will minimise the potential for impacts upon the ecological values of the site and immediately surrounding area.

The proposal represents a sequential expansion of the existing Kogan Power Station in order to meet the future electricity demands on the network. In this regard, the proposal is considered to satisfy the provision that development in the *Rural Zone* will not adversely impact upon infrastructure and thus limit the potential for the expansion of existing electricity infrastructure.

Development Provisions – Rural Zone Code

The *Rural Zone Code* is used to assess all development that occurs within the *Rural Zone* (Figure 11.1). In this instance, the project would be subject to assessment against the provisions of this code. The *Rural Zone Code* is structured with Performance Criteria and Acceptable Solutions in which to assess development.

The Acceptable Solutions within the Planning Scheme identify one solution to the relevant Performance Criteria. Where a proposal does not accord with the Acceptable Solution, the proposal will need to demonstrate it satisfies the Performance Criteria.

Within the *Rural Zone*, the Code allows for:

- (a) Tourist related “uses” (“bed and breakfast premises” and “visitor accommodation”) and “home businesses” where they are of a small scale and are compatible with surrounding “uses”;
- (b) The protection of existing “intensive animal industries” and “extractive industries” from incompatible “uses”;
- (c) “Intensive animal industries” and “extractive industries”, where located and operated so as to ensure no detrimental impact on surrounding “uses” or on the environment; and
- (d) Limited industrial “uses”, where it can be demonstrated those “uses” are associated with rural production and can not reasonably be established in the industrial “zone”.

The *Rural Zone Code* remains relatively silent on establishing a *Public Utility* within the *Rural Zone*. However, it does not preclude the operation of such infrastructure. It is noted the code provides specific criteria for uses that are considered to be “non-rural activities”, being activities that do not involve agriculture, grazing, intensive agriculture and intensive animal husbandry.

In this instance, the proposal is inconsistent with these two provisions of the code, being:

PC2 Non-“Rural activities” - scale Non-“rural activities” are of an appropriate scale to protect the amenity of the rural “zone” and do not prejudice the operation and viability of other “uses” or activities in the rural “zone” or other “zones”.	AS2 The “total use area” is less than 150m² on a lot.
PC3 Non-“rural activities” - operating hours Non-“rural activities” are operated so as to ensure that the activities and the operation of equipment occur at appropriate times to protect the amenity of the rural “zone”.	AS3 non-“rural activities” are operated only between the hours of 7:00am and 6:00pm.

In both instances, it would be unreasonable for the proposal to comply with these requirements as the size of the development is dictated by the extent to which the network needs to be supported to satisfy energy demands. In addition, it cannot be expected that the substation would operate on a 7am to 6pm timeframe.

Therefore regard is given to the relevant Performance Criteria. In the first instance, the proposed substation will be contained within the land set aside for the infrastructure. The substation will also be located within the Project site to ensure it is suitably setback from the property boundaries. Therefore the project is capable of satisfying the Performance Criteria above. Through appropriate mitigation measures the proposed substation can be implemented in a manner that has minimal impact on the amenity of the existing locality whilst not jeopardising surrounding land activities.

11.2.3 Planning Scheme - Local Plan

The Planning Scheme does not contain any Local Plan. This matter is not relevant to the assessment.

11.2.4 Good Quality Agricultural Land

Good Quality Agricultural Land (GQAL) has been mapped by the former Chinchilla Shire Council and is illustrated on Planning Scheme Sheet 3 of 7 (see Figure 5.3). The mapping identifies Class A and Class B Good Quality Agricultural Land.

The study area is not mapped and is therefore considered to not constitute Good Quality Agricultural Land.

11.2.5 Future land use

As outlined above, the study area is included in the *Rural Zone* and as such is intended to accommodate rural activities such as agriculture, horticulture and grazing. In supporting the proposed substation, the site will no longer be able to accommodate rural land uses.

The desktop assessment of mapped and known site constraints is provided. The assessment of the site is based on the following site constraints:

- Regional Ecosystem & Essential Habitat Map (DERM);
- Chinchilla Shire Council's Good Quality Agricultural Land mapping (Figure 5.3);
- Chinchilla Shire Council's Land Characteristics Map _ Features Map 1 (Figure 11.2);
- Chinchilla Shire Council's Land Characteristics Map – Features Map 2 (Figure 11.3) and
- Chinchilla Shire Council's Ground Water Vulnerability Mapping (Figure 11.4).

Based on the constraints assessment, an assessment of Planning Scheme intents and requirements and the current services on the site, potential site specific and cumulative impacts of the project (from a Planning Scheme perspective) on existing and potential land uses on the site have been considered. A summary of these findings is provided below:

Grazing and Agriculture (Impact – Limited)

- Observations of current grazing and agricultural process within the locality indicate that there would be marginal impacts to farming practices and productivity, if any;
- Land within the Project site may be capable of accommodating limited grazing production based on historical grazing of the site;
- Good Quality Agricultural Land mapping by Council indicates the site is not considered to be Good Quality Agricultural Land. Therefore the site is not likely to be used for agricultural purposes; and
- Grazing activities have ceased on the land.

Extractive Industry (Impact – Medium)

- The site is mapped as a Mineral Development Licence area;
- The site is not identified as being a Key Resource Area; and
- While a Mineral Development License area is identified for the site, the Planning Scheme is silent on the resource and merely provides a separation distance from the site to any building, structure and outdoor activity.

The intention to develop the site for a public utility is not clearly contemplated by the Planning Scheme. However, the proposal represents a sequential and logical expansion of the existing Kogan Power Station. The infrastructure will also assist with meeting the future energy demands for the network. On this basis, the proposal is considered to not unreasonably prejudice the Strategic Directions provided in the Chinchilla Shire Planning Scheme or the purposes of the *Rural Zone*.

11.3 POTENTIAL IMPACTS

11.3.1 Comparison with Planning Scheme

Provisions of the Rural Zone Code

As outlined above, while there is no specific development provisions that relate to the establishment of a substation, the proposal is unlikely to conflict with the Strategic Directions of the Planning Scheme. Furthermore, the proposal is not considered to compromise the purpose of the *Rural Zone*.

This being said, it is acknowledged that the *Rural Zone Code* does identify Performance Criteria and Acceptable Solutions for land uses that are not Rural Activities – such as the proposed substation.

These provisions state:

PC2 Non-“Rural activities” - scale Non-“rural activities” are of an appropriate scale to protect the amenity of the rural “zone” and do not prejudice the operation and viability of other “uses” or activities in the rural “zone” or other “zones”.	AS2 The “total use area” is less than 150m ² on a lot.
PC3 Non-“rural activities” - operating hours	AS3 non-“rural activities” are operated only between

Non-“rural activities” are operated so as to ensure that the activities and the operation of equipment occur at appropriate times to protect the amenity of the rural “zone”.

the hours of 7:00am and 6:00pm.

The proposal is capable of satisfying the Performance Criterion PC2 given the information available suggests the proposed substation is unlikely to prejudice the ongoing use of the surrounding land for agricultural, grazing or horticultural purposes.

Similarly for Performance Criterion PC3, the key issue is to ensure the substation maintains the amenity of the locality. Given the proposal will be located adjacent to the existing Kogan Power Station, it is reasonable to form the view the proposal will not result in a significant change to the amenity of the existing locality.

Mining/Extractive Resource

The Project site is identified as being within a Mineral Development Lease area on the *Chinchilla Planning Scheme* Features Map 1 (Figure 11.2). It is acknowledged that the Planning Scheme, through its Strategic Directions and purpose for the *Rural Zone* seeks to discourage development that may prejudice mining or extractive resource opportunities. In saying this, Schedule 2 of the Planning Scheme provides a clear separation distance for structures from power transmission line easement. In this instance, a separation distance of 1,000 metres is imposed by the Planning Scheme.

Given the existence of the existing Kogan Creek Power Station, it could be argued that land within 1,000 metres of the power station has been effectively sterilised from mining or extractive resource operations. This separation distance extends onto the study site. It is therefore reasonable to form the view, based upon the desktop assessment undertaken, that the proposal will not further sterilise land included in a Mineral Development Lease area. Consequently, the proposal does not unreasonably compromise the Planning Scheme.

Ground Water

The study area includes land mapped by the *Chinchilla Planning Scheme* as being land subject to Groundwater Vulnerability (refer to Figure 11.4). Consideration of Performance Criteria 36 (PC36) of the *Rural Zone Code* identifies that the purpose of the mapping is to identify land where groundwater contamination is a concern. As such, PC36 states that development is to ensure that “...water quality is maintained...” and “...the natural characteristics of the setting are protected from pollutants and contaminants”.

As outlined above, operational requirements will mean that mitigation measures will be put in place to manage the quality of water that leaves the site and to manage any contaminants that might be spilled on the site. On this basis these mitigation measures are implemented, the project is considered to satisfy the Planning Scheme in this regard.

11.3.2 Changes in Property Value

The proposal will be located on two parcels of land described as Lots 3 & 4 on RP176346 and the anticipated change in the land value, in this instance, is likely to be attributed to the change in the land uses over the site (from agricultural to a Public Utility).

Given the land will be owned by Powerlink, the change in the value of the study site is not relevant.

11.3.3 Disruptions to Neighbouring Areas and Existing Environments

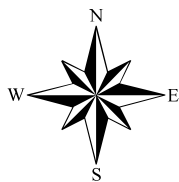
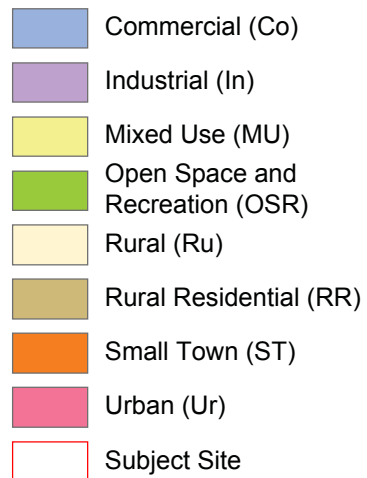
The study site is sparsely vegetated land that has accommodated agricultural (i.e. grazing) activities in the past. There is a house located 400m to the west. The surrounding land is also included in the *Rural Zone* and is attributed the same land uses rights and the study site.

11.4 MITIGATION MEASURES

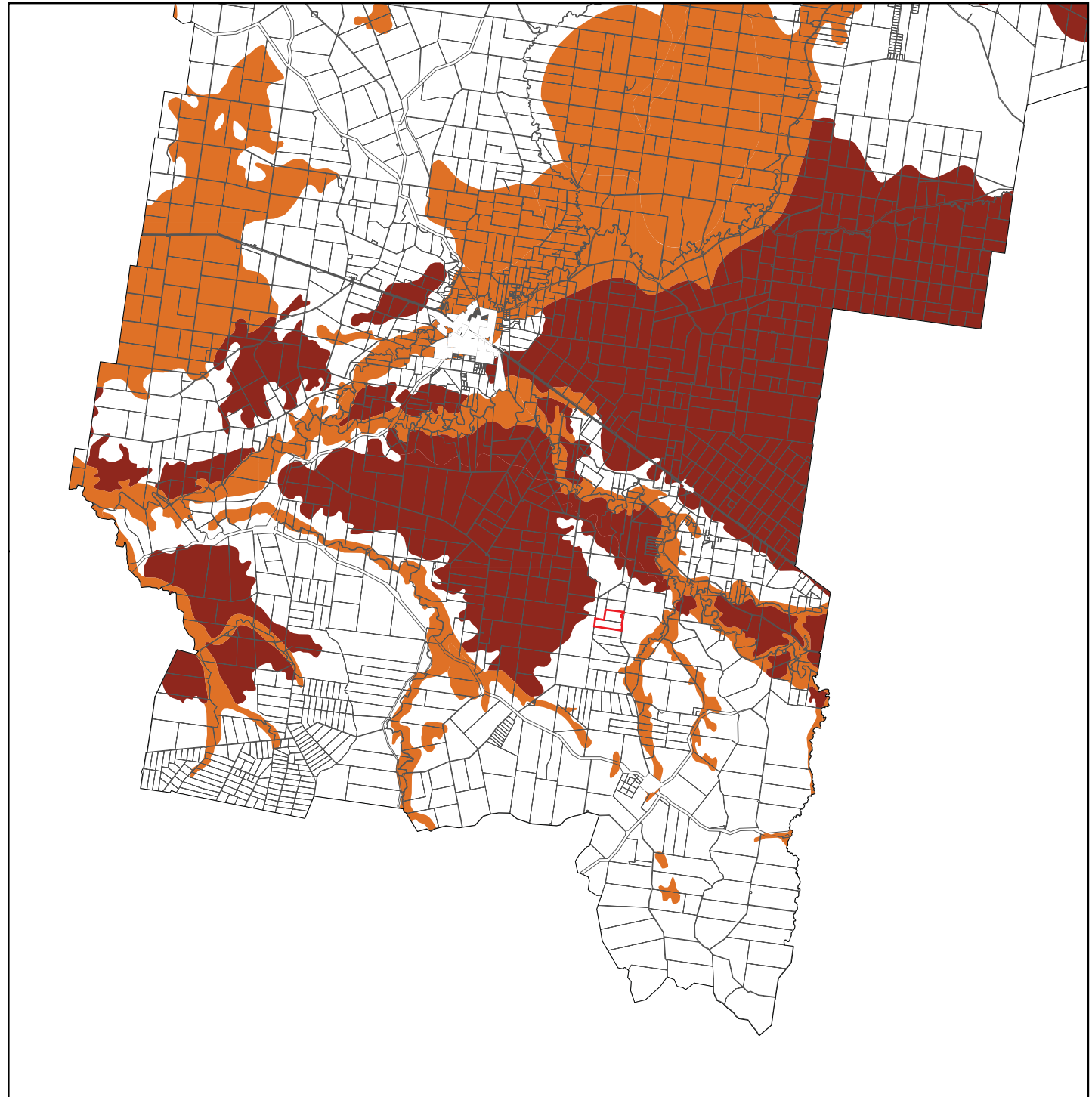
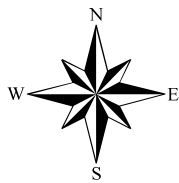
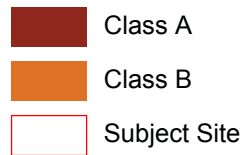
No mitigation measures are considered to be relevant in this instance.

Powerlink
Western Downs EIA
Chinchilla Shire Council
Planning Scheme
Zoning Map

Figure 11.1



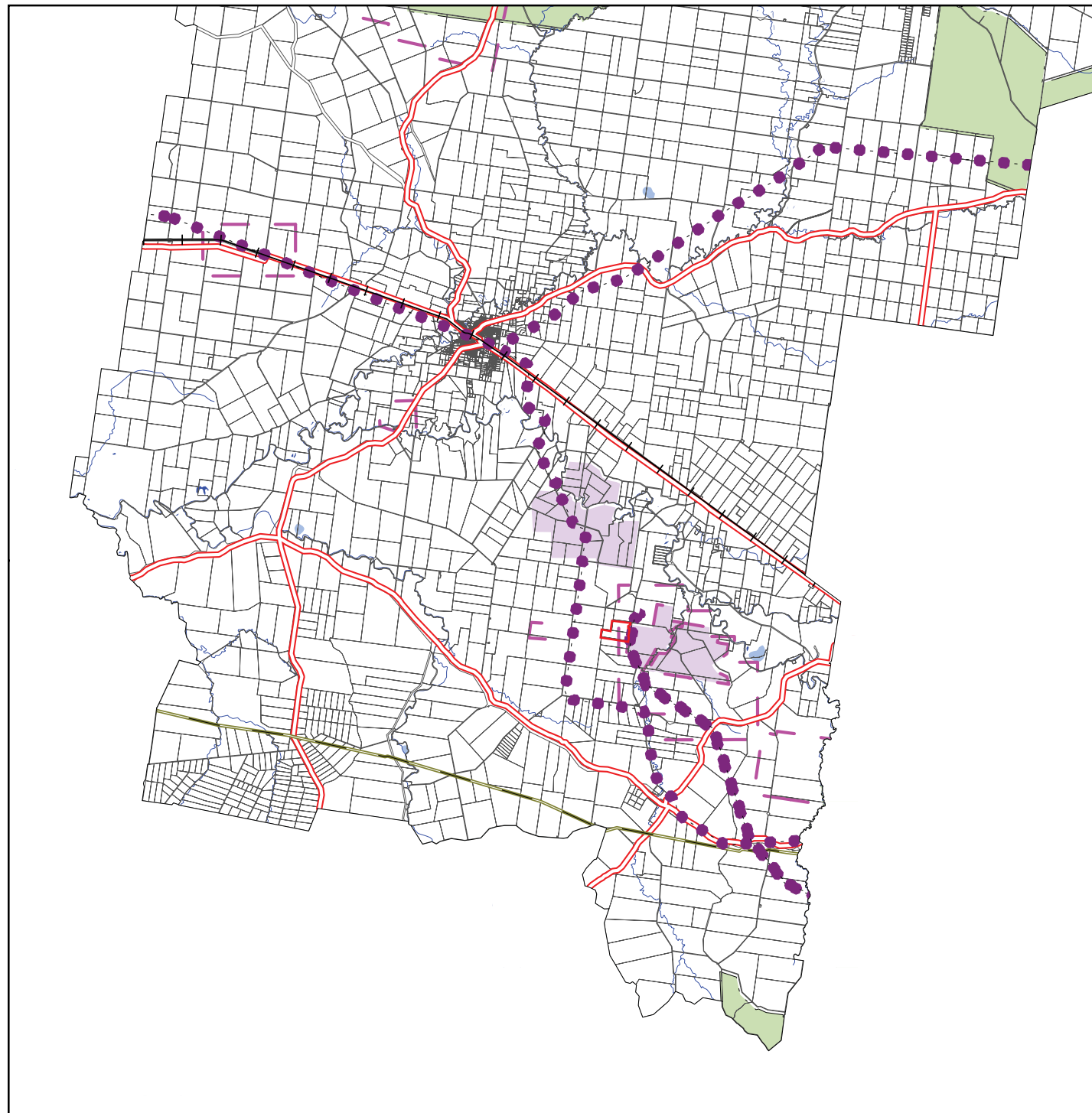
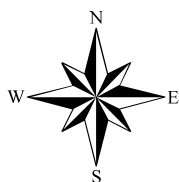
Powerlink
Western Downs EIA
Chinchilla Shire Council
Planning Scheme
Zoning Map
Figure 11.2



Powerlink Western Downs EIA Chinchilla Shire Council Planning Scheme Shire Features

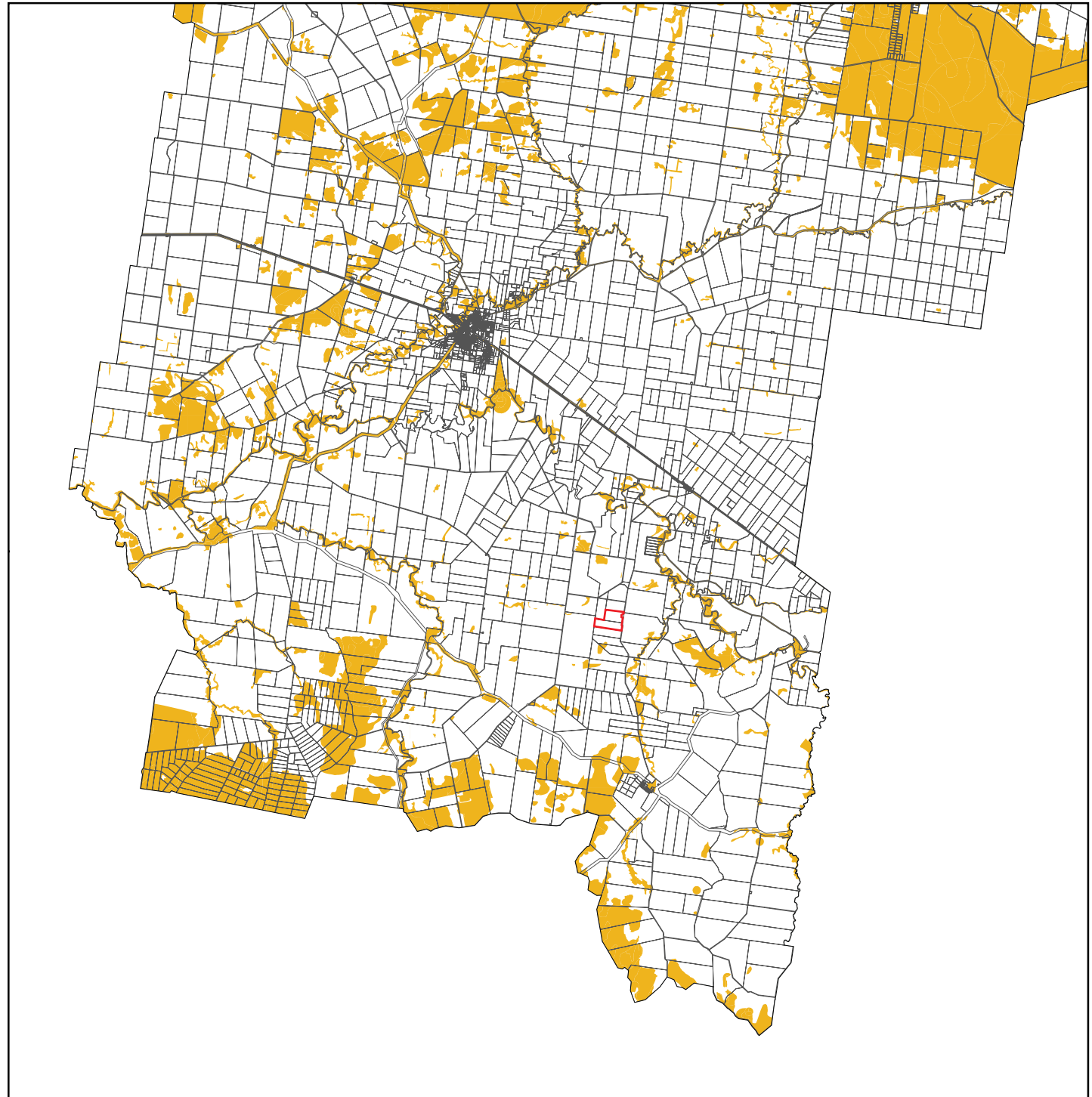
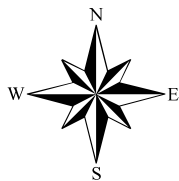
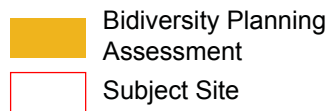
Figure 11.3

-  State Controlled Road
-  Rail Line
-  Watercourse
-  Petroleum & Gas Pipeline
-  High Voltage Electricity Line
-  Mining Lease
-  Mineral Development License
-  State Forest
-  Lake
-  Lake - Submerged to Inundated
-  Subject Site



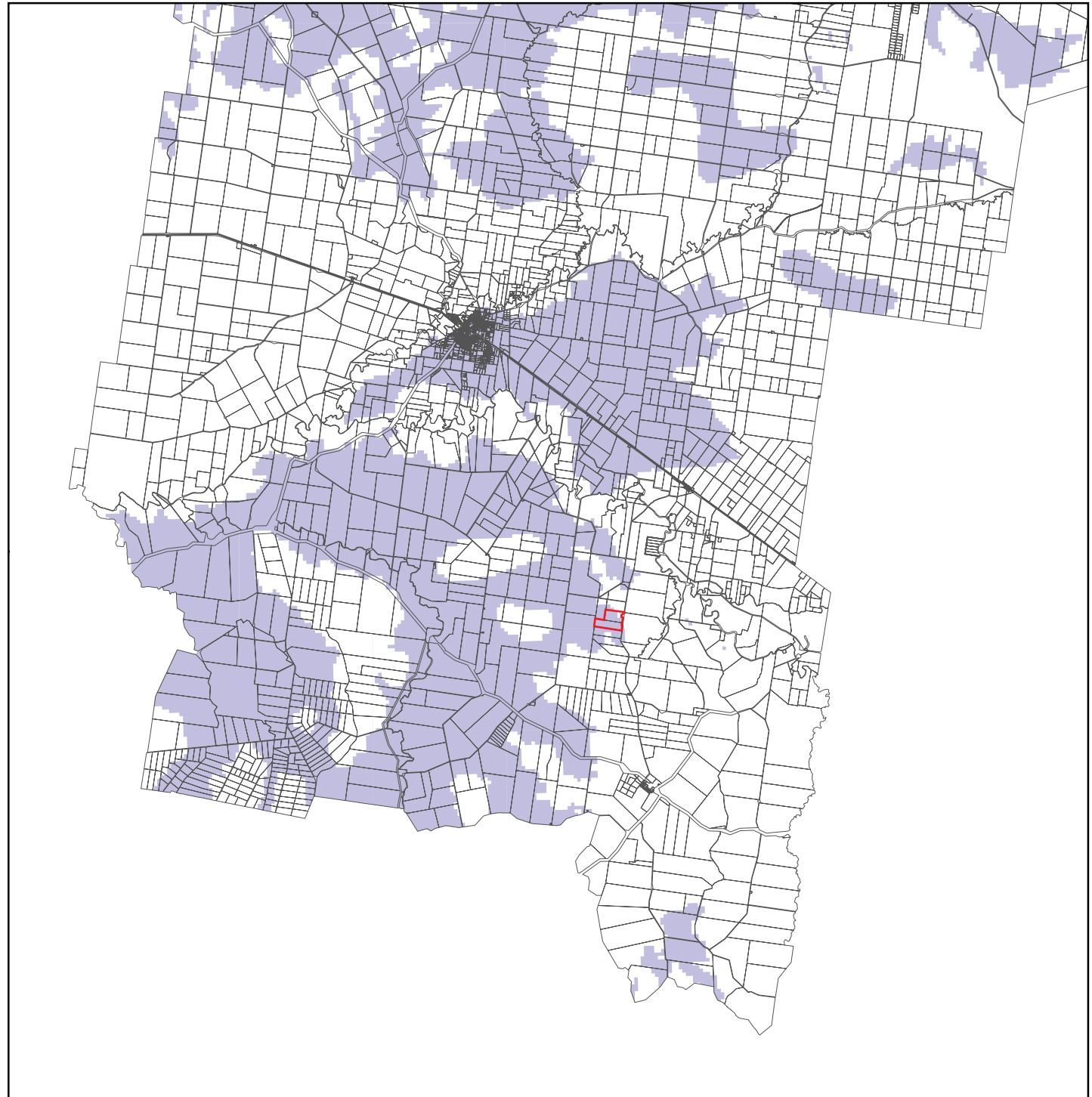
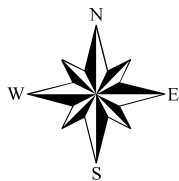
Powerlink
Western Downs EIA
Chinchilla Shire Council
Planning Scheme
Features Map 2

Figure 11.4



Powerlink
Western Downs EIA
Chinchilla Shire Council
Planning Scheme
Ground Water

Figure 11.5



11.5 REGIONAL PLANNING INSTRUMENT

In accordance with Section 2.6.7(2)(d) of the *Integrated Planning Act 1997*, in assessing a request for a ministerial designation for community infrastructure consideration must be given to any Regional Plan that has affect over the subject site.

In this instance, there is no Regional Plan that is applicable to the study site.

11.6 STATE PLANNING SCHEME POLICIES

The following section contains a detailed assessment of the development project against the relevant State Planning Policies for the site as per Section 2.6.7(2)(b) of the *Integrated Planning Act 1997*. Currently seven (7) State Planning Policies (SPP's) are operational within Queensland under the provisions of the *Integrated Planning Act 1997*, being:

- SPP 1/92 Development and the Conservation of Agricultural Land 1.0;
- SPP 1/02 Development in the Vicinity of Certain Airports and Aviation Facilities 1.0;
- SPP 2/02: Planning and Managing Development Involving Acid Sulfate Soils 1.0;
- SPP 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide 1.0;
- SPP 1/07 Housing and Residential Development including Guideline 1.0;
- SPP 2/07 Protection of Extractive Resources and Guideline; and
- State and regional coastal management plans.

Pursuant to Schedule 1, Part 2, Section 18, Subsection (5A) of the *Integrated Planning Act 1997*, the Minister has identified the following SPP's as having been appropriately reflected in the Chinchilla Shire Planning Scheme:

- State Planning Policy 1/92: Development and Conservation of Agricultural Land;
- State Planning Policy 1/02: Development in the Vicinity of Certain Airports and Aviation Facilities; and
- State Planning Policy 1/03 - Mitigating the Adverse Impacts of Flood, Bushfire and Landslide - Bushfire component.

Approval to adopt the Planning Scheme is conditional upon the continued operation and effect of the Integrated Development Assessment System triggers for Department of Transport and Main Roads matters.

As the above SPP's as having been appropriately reflected in the Planning Scheme, compliance with the Planning Scheme ensures compliance with the SPP's. A copy of all State Planning Policy's can be found online at <http://www.dip.qld.gov.au/policies/state-planning-policies.html>.

State Planning Policies not considered applicable to the development of the site are as follows:

SPP 2/02: Planning and Managing Development Involving Acid Sulfate Soil and Guideline

The SPP identifies those Local Government Areas that may contain land considered to be 'Acid Sulfate Soils'. In particular, this policy seeks to manage both 'actual' and 'potential' acid sulphate soils that could be affected as a result of excavation or filling works.

SPP 2/02 only applies to local government areas listed in the SPP. The former Chinchilla Shire area is not listed and therefore the SPP is not applicable to the study area.

SPP 1/07 Housing and Residential Development including Guideline 1.0

This SPP is not considered applicable as it seeks to ensure that large, higher growth local governments identify their community's housing needs and analyse, and modify if necessary, their planning schemes to remove barriers and provide opportunities for housing options that respond to identified needs.

SPP 2/07 Protection of Extractive Resources and Guideline

This SPP identifies those extractive resources of state or regional significance where extractive industry development is appropriate in principle, and aims to protect those resources from developments that might prevent or severely constrain current or future extraction when the need for utilisation of the resource arises. This SPP is not considered applicable as the site is not identified as containing a Key Resource Area.

TABLE 11-1 TOWN PLANNING SUMMARY TABLE

PLANNING INSTRUMENT	CONCLUSION	SECTION REFERENCE
Properly Made Submissions		
The project has not reached this stage in the process. Upon submission of the request for community designation, a written notice of the project will be provided to both the Department of Environment and Resource Management (DERM) and the Western Downs Regional Council.		
Relevant State Planning Policies		
SPP 1/92 Development and the Conservation of Agricultural Land 1.0	The Minister has identified the SPP as having been appropriately reflected in the Planning Scheme. As the proposed development is not identified within planning scheme as containing good quality agricultural land, the development is considered to comply with the SPP.	Section 11.6
SPP 1/02 Development in the Vicinity of Certain Airports and Aviation Facilities 1.0	The Minister has identified the SPP as having been appropriately reflected in Planning Scheme. The development is considered to be consistent with the requirements of the Airport Overlay Code in the planning scheme and is therefore considered to comply with the SPP.	Section 11.6
SPP 2/02: Planning and Managing Development Involving Acid Sulfate Soils 1.0	Annex 1 of the State Planning Policy lists the former Local Government Areas that contain land that may require assessment against this policy. The policy is not applicable as the Chinchilla Shire is not one of the Local Government Authorities listed in Annex 1.	Section 11.6
SPP 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide 1.0	The Minister has identified the SPP as having been appropriately reflected in Planning Scheme. The development is considered to be consistent with the requirements of the Airport Overlay Code in the planning scheme and is therefore considered to comply with the SPP.	Sections 5.1.3.6 & 11.2.4
SPP 1/07 Housing and Residential Development including Guideline 1.0	The SPP is not considered applicable. It seeks to ensure that large, higher growth local governments identify their community's housing needs and provide opportunities for housing options that respond to identified needs.	Section 11.6
SPP 2/07 Protection of Extractive Resources and Guideline	This SPP is not considered to be applicable as the site is not identified as containing a Key Resource Area.	Section 11.6
Regional Planning Instruments		
The site is not located in an area that is subject to a Regional Planning Instrument.		
State Planning Regulatory Provision		
The site is not located within a State Development Area and as such is not subject to a State Planning Regulatory Provision		
Planning Scheme Requirements – Chinchilla Shire Planning Scheme		
Strategic Framework		
Desired Environmental Outcome - The Natural Environment	The project is considered to achieve the Desired Environmental Outcome as the development is located on land that is considered to contain limited ecological values or known cultural significance.	Section 11.2.2
Desired Environmental Outcome - Economic Development	The development is consistent with the DEO as the proposal will not affect the economic hierarchy of the area. Moreover, the additional employment that will be generated through the construction of the development will enhance the role of Kogan as a local service centre. In summary, the elements of Chinchilla	Section 11.2.2

PLANNING INSTRUMENT	CONCLUSION	SECTION REFERENCE
	shire that contribute to its ongoing economic development will not be compromised by the development.	
Desired Environmental Outcome - Community and Services	The development will satisfy the communities expectation for the provision of a reliable electricity supply. Furthermore, the development will not compromise the well being of the community, the pattern of settlement or ongoing provision of public spaces.	Section 11.2.2
Rural Area	The proposed development is inconsistent with the intent of the area. It is noted however, that the proposed development is considered to have minimal impact on the Rural Area. The project is not expected to unreasonably compromise the environmental values of the site or the strategy for land in the rural designation.	Section 11.2.2
Development Codes		
Rural Code	Although the proposed substation is located within the Rural Zone, the area is directly adjacent to areas zoned and use for power generation (Kogan Power Station). The proposed development is considered to have minimal impact on the Rural Zone and will complement the existing energy infrastructure on the study site. Given the isolated nature of the site, the proposed substation is not expected to impact negatively on surrounding rural activities. The provision of key infrastructure in close proximity to the power station will allow for the continued growth and prosperity of the locality. Given the limited potential for wider impacts on the Rural Zone the development of the proposed 275kV/500kV Bulk Supply Electrical Distribution Substation is considered an appropriate use for this location.	Section 11.2.2